



Balfour Road  
Urmston  
M41 5SU

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

11 Balfour Road  
Urmston  
Trafford  
M41 5SU



## TO THE GROUND FLOOR

### Entrance Hall

With stairs off to the first floor rooms. Laminate flooring. Radiator. Built-in storage.

### Lounge

With a double glazed window to the front elevation. Laminate flooring to match the ground floor. Radiator.

### Open Plan Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Island unit with USB sockets. Metro tiled splashback. Feature recess within the chimney breast where the extractor fan is located. Built-in oven and gas hob. Double glazed window and exit door to the rear. Integrated washing machine. Cupboard off where the Worcester combination gas central heating boiler is located. Door of to:

### Storage Cellar

With two chambers. Potential for conversion/upgrade (subject to any necessary consents).

## TO THE FIRST FLOOR

### Landing

With all first floor rooms off.

### Bedroom (1)

With a double glazed window to the front elevation. Radiator.

### Bedroom (2)

With double glazed window to the rear. Radiator.

### Bedroom (3)

With a double glazed windows to the front. Radiator.

### Bathroom

With a three-piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. A shower is installed over the bath with an anti-splash screen fitted. Extractor fan. Spotighting. Double glazed window to the rear. Chrome ladder radiator. Contemporary tiled flooring and walls.

### Outside

To the front of the garden for court. To the rear is an enclosed garden with artificial grass and patio.

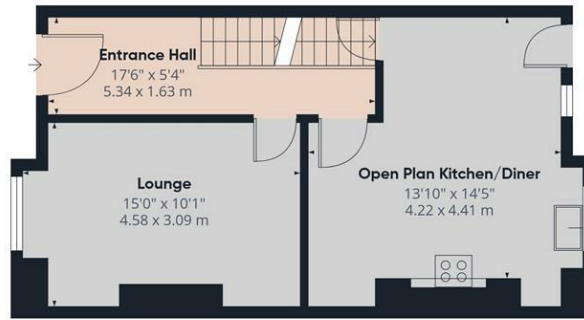
£325,000

\*A THREE BEDROOM MID TERRACED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION OFF PRINCESS ROAD\* Suitable for a variety of purchasers. Presented in good condition throughout and offering spacious accommodation of approx 1056 sq ft. Lounge plus open plan kitchen/diner. Two chamber storage cellar offering potential for conversion/upgrade (subject to any necessary consents required). Three well proportioned bedrooms and well appointed bathroom. Enclosed rear garden with a southerly aspect. Within easy reach of the facilities available within Urmston Town Centre. Freehold. Must be viewed to be appreciated. No ongoing vendor chain. Virtual Tour Available.



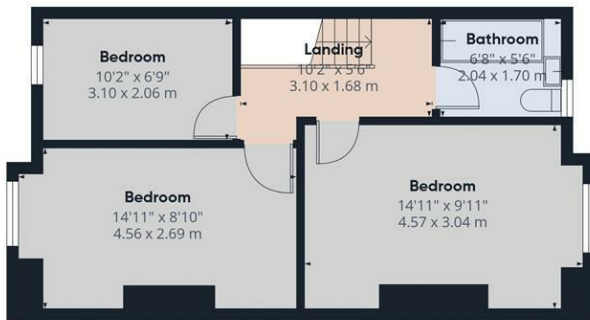


Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1056 ft<sup>2</sup>  
98 m<sup>2</sup>



Floor 1

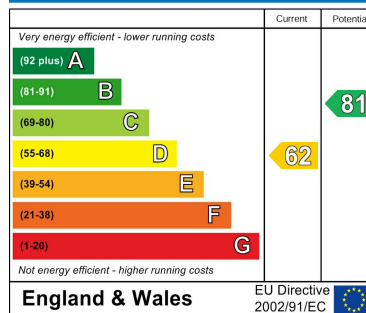


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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